



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review the environmental determination and other information on our website located at www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of April 19, 2012

Paso Robles Area

Zubillaga Parcel Map. Request by Edward and Patrice Zubillaga for a Vesting Parcel Map (CO11-0038) to subdivide an existing 12.88 acre parcel into two parcels of 7.84 acres and 5.04 acres for the purpose of sale and/or development. The project includes approximately 100 square feet of off-site road improvements to Nacimiento Lake Drive and will result in the disturbance of approximately 1 acre associated with future access improvements and residential development, however, no construction is proposed at this time. The proposed project is located approximately 1 mile west of the City of Paso Robles on the west side of Nacimiento Lake Drive (at 1045 Nacimiento Lake Drive) approximately 500 feet northwest of the intersection of Adelaida Road and Nacimiento Lake Drive. The site is in the Rural Adelaida planning area. ED10-237 (SUB2010-0082)

Creston Area

La Panza Road Widening. This item is a request to approve the Mitigated Negative Declaration for a proposal by the County Department of Public Works to construct improvements to La Panza Road between Ryan Road and Hord Valley Road including: widen La Panza Road from two 12-foot travel lanes to two 12-foot travel lanes with 4-foot paved shoulders, replace existing culverts and adding 3 new culverts, and flatten side slopes on both sides of the road. The Project also includes reconstructing a jurisdictional roadside drainage ditch. The Project's goal is to improve safety by decreasing collision rates along La Panza

Road. Most of the work will be conducted within the County right of way; however, 9 adjacent parcels will be subject to disturbance. The Project is anticipated to permanently impact 0.76 acre (new pavement and shoulders) and temporarily impact 4.72 acres, totaling 5.48 acres of total disturbance. The proposed project is within the Agriculture land use category in the El Pomar/Estrella planning area, Fifth Supervisorial district. The Project is located on an approximate 1.4 mile stretch of La Panza Road between Ryan Road and Hord Valley Road, approximately 1.8 miles south of State Route 41 to 6.6 miles north of State Route 58, east of the community of Creston. ED10-141 (300397)

Morro Bay Area

Morro Creek Ranch Minor Use Permit / Coastal Development Permit. Request to construct a new bridge across Morro Creek with approximately 300 linear feet of new paved private driveways on each side of Atascadero Road (Highway 41) to improve access for continued agricultural purposes. The project will result in the disturbance of approximately 6,570 square feet. The site is located at 1800 Atascadero Road, approximately two miles east of the intersection of Ironwood and Highway 41, east of the community of Morro Bay, in the Estero planning area. ED11-002 (DRC2010-00085)

Nipomo Area

Dana Adobe Nipomo Amigos Land Use Ordinance Amendment and Conditional Use Permit. Request to amend LUO Secs. 22.112.030.B and 22.112.080.G and allow a Master Plan including a 6,200 sf visitor's center, amphitheater, Chumash Village, 3,000 sf of replicated rancho-era buildings, arena, 1,600-sf caretaker's unit/shop, restroom and onsite septic system, trails, 80,445 sf of landscaping/gardens, parking (21,750-sf main, 17,280-sf overflow), an 0.6-mile emergency access, 2,500-sf ag staging, continued restoration of Dana Adobe, and riparian restoration. The request includes the following special events: 6 at 290-500 persons/event; 12 at 100-250/event; 20 at 50-100/event; 40 at 60-65/event; and 1 at 300-1,500/event. The project would result in the disturbance of approximately 8.3 acres. East side of S. Oakglen Avenue, approx. one mile southeast of W. Tefft Street, within and immediately adjacent to the community of Nipomo, in the South County Inland planning area. ED11-044 (LRP2011-0001 and DRC2011-00042)